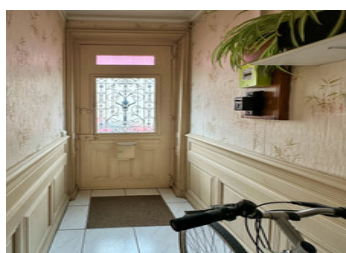


Terraced house with courtyard garden - centre of Cognac . 2 bedrooms and bathroom . Rental income until 2026 .

EXCLUSIVE



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	116 m2

IN BRIEF

Location Location Location !

Set in the popular Champ de Foire secteur of Cognac .

250m to the public park , 500m to the daily covered market and restaurants , bars and commerces at 250m .

Terraced property with 2 reception rooms and kitchen on the ground floor plus 2 bedrooms and bathroom on the first floor .

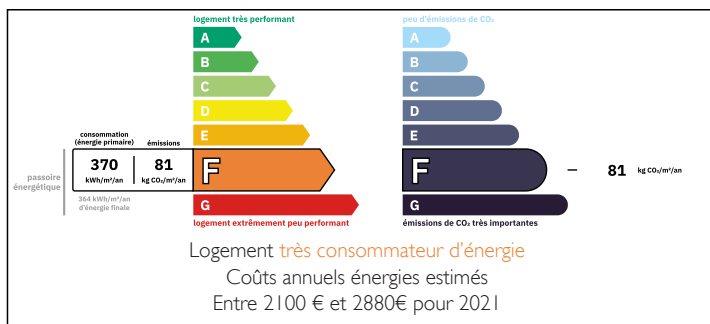
Courtyard garden with summer room.

Double glazed in part with mains gas central heating

Mains drains and Fibre internet .

TENANT IN PLACE until June 26 paying monthly rental of 525 euros per month .

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

The house in more detail :

Entry hall : 14m²

Salon : 14m²

Dining room : 14m²

Kitchen : 5m²

1st Floor :

Bedroom 1 : 19m²

Bedroom 2 : 13m²

Bathroom : 5m² with bath and WC

Separate WC

Basement with gas boiler .

Courtyard garden with small wooden summer house .

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES